

## ADVERTISEMENT OF CHILDCARE FACILITY

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### PART B OF ADVERTISEMENT:

The State of Washington is soliciting for a proposal to lease their owned childcare facility:

#### Solicitation Overview:

The Childcare Building located at Highline Community College consisting of approximately 14,330 square feet (SF) of BOMA gross air-conditioned space previously licensed for infants through age 5 is available for lease.

The facility is located:

2400 S. 240th Street, Bldg. O, Des Moines, WA 98198

Project Number: #026-02-10

Closing Date: April 9, 2010

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#### A. Submittal of Written Proposals

**Only the state's lease document will be used.** These documents may be obtained by contacting the Department of General Administration's Real Estate Services (RES) at 360-902-7373 or by accessing at (<http://www.ga.wa.gov/RES/form.htm>) For more project specific information, contact the project lead Michael Gonzales at [mgonzal@ga.wa.gov](mailto:mgonzal@ga.wa.gov), 360-902-7369.

Although the state encourages brokers to submit proposals, the state does not retain real estate brokers or pay commissions. Brokers or agents **must** include documentation from the **legal owner(s)** of the business authorizing the broker's or agent's submittal with each proposal. This documentation must clearly state the name of the business, the name of the authorized broker or agent, and it must be signed and dated by the legal owner.

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#### B. Specifications of Requirement

The Highline Community College desires a lease to begin as soon as possible for approximately 14,330 square feet (SF) of BOMA gross air-conditioned childcare space.

**Lease Term:** Please propose a License Fee rate for a five year lease term.

**Operations & Maintenance:** Lessee pays an Operations & Maintenance (O&M) charge of \$5.07 (adjusted annually). The college will provide regular custodial service, maintenance and repairs to the Premises.

**Utilities:** Lessor will bill the tenant separately for water, sewer, irrigation water, garbage collection, electricity, natural gas, telephone, internet and all other utility services used on premises during the lease.

**Parking:** Lessee will comply with all college parking and traffic regulations and shall obtain parking permits from the College's Campus Safety and Security office at a rate established by the college.

**Security systems and cards:** Lessee will pay a one-time set up fee and for access cards.

**Furnishings and equipment:** If purchased by the Lessee shall be subject to a separate agreement.

**Insurance:** Lessee shall at its own expense, obtain and keep in force during the agreement a one million dollar policy of comprehensive public liability insurance, naming the college as additional insured and insuring the College and Lessee against any liability arising out of the Lessee's use of the premises

Written proposals (faxed copies not accepted) must be submitted no later than 3:00 p.m., April 9, 2010, addressed to:

Bid Clerk, Project #026-02-10  
Real Estate Services  
Department of General Administration  
210 11<sup>th</sup> Ave SW, Rm 230  
Post Office Box 41015  
Olympia, Washington 98504-1015

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### **C. Evaluation**

Responses to this proposal will be evaluated after the project closing date.

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### **D. Reservations**

The state reserves the right to accept a proposal which, in its opinion, best meets its need, license rate considered. The state reserves the right to waive minor irregularities contained in any proposal. The state also reserves the right to, at any time and in its sole discretion, reject any or all proposals. Should the state, in its opinion, be unable to find a satisfactory proposal, the state may re-advertise, and/or amend the project/lease requirements.